



# Hialeah Gardens

STATE OF FLORIDA

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**PUBLIC HEARING  
PLANNING & ZONING BOARD MEETING**  
December 12, 2022 - 7:30 PM  
Council Chambers, Hialeah Gardens City Hall

**AGENDA**

**Call to Order**

**Roll Call**

**Adoption of minutes: November 7<sup>th</sup>, 2022**

- 1. Project P2210-0005. El Car Wash - Proposed: Site Plan Review and Special Exception use to develop an automatic car wash facility and retail (donut shop) – Owner:** M and M Land Investment Inc. - **Applicant:** JG Florida 1. LLC. A Delaware limited liability company c/o Tracy Slavens - **Legal Description:** Tract B of Home Depot – HIALEAH GARDENS, according to the Plat thereof as recorded in Plat Book 166, Page 62, of the Public Records of Miami-Dade County, Florida. **Approximate location:** Corner of S.E. intersection of theoretical N.W. 109<sup>th</sup> Avenue and Frontage Road, Hialeah Gardens, Florida. **Folio #:** 27-2030-024-0020 - **Land Use Category:** Commercial Business (CM). - **Zoning District:** Commercial Business (B-3).

**LAND USE AMENDMENT TO THE COMPREHENSIVE PLAN**

- 2. Project P2210-0003. White Rock East Development, LLC – Land Use Amendment from Parks and Open Space and water district (POS) to Industrial Land Use (IN) – Owner:** White Rock East Development, LLC – **Representative of the owner:** Greenberg Traurig, P.A. / Kerri Barsh - **Legal Description:** Parcel 1: That portion of Section 18, Township 52 South, Range 40 East, lying Easterly of the Homestead Extension of Florida’s Turnpike (State Road No. 821) and being in Miami-Dade County, Florida. Parcel 2: Tracts 1 to 4 inclusive, the East 1/2 of Tracts 13 and 14 LESS the West 35 feet thereof, and that portion of Tracts 15 and 16 lying Easterly of the Homestead Extension of Florida’s Turnpike (State Road No. 821), in the North one-quarter (N 1/4) of Section 19, Township 52 South, Range 40 East, of FLORIDA FRUIT LAND COMPANY’S SUBDIVISION, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. **Approximate Location:** Between North side of theoretical N.W. 151 Street and N.W. 170 Street and between N.W. 107 Avenue and Florida’s Turnpike. **Folio #:** 27-2018-001-0013 - **Land Use Category:** Parks and open space and water district (POS)

**ADJOURNMENT** "Any person desiring to appeal any decision made by the Planning & Zoning Board with respect to any matter considered at this hearing will need a record of the proceedings, and it will be their Responsibility to ensure that a verbatim record of the proceedings is made, which record includes the Testimony and evidence upon which the appeal is to be based. Any person requiring the presence of a translator to aid them in the proceedings should obtain the services of a translator since the city does not provide it. You need not obtain the services of a professional translator, but may bring any individual who is able to translate from your tongue into English and vice versa"